

TRACT NO. 5104-1

BEING A SUBDIVISION OF A PORTION OF LOTS 12, 13 & K OF THE BIXMILL TRACT, ON FILE IN BOOK 16 OF MAPS, PAGES 28 THRU 30, AND A PORTION OF LOTS 7, 8, 9 AND 10 IN BLOCK 10, LOTS 16 AND 17 IN BLOCK 11, LOTS L & M OF THE RANDOLPH SUBDIVISION ON FILE IN BOOK 16 OF MAPS, PAGE 39, BOTH RECORDS OF RIVERSIDE COUNTY, CALIF.

FILED
On March 20, 1975

At 10:30 A.M.

W.D. BALOGH

County Recorder

By Hazel C. Poole

Deputy

Fee \$ 7.00

No 32092

Filed by City Clerk

Subdn. Cite Safe Co.

MAXWELL, BROWN & MULLINS
Engineering - Surveying, San Bernardino, Calif.

AUGUST, 1974

OWNER'S CERTIFICATE

We hereby certify that we are the owners of, or have right, title or interest in the land included within the subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making and filing of said subdivision and map as shown within the colored border line, and we hereby offer for dedication for public use for street purposes, lots "A" to "F" inclusive, and for construction and maintenance of public utilities, those easements designated as P.U.E.

EL CHINO INC., A CALIFORNIA CORPORATION

Paul Miller President Elias Miller Secretary

WESTERN ESCROW COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE

J.H. J. Vice-President Alice Hammar Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES S.S.

On this 26 day of FEB. 1975, before me, the undersigned Notary Public in and for said County and State, personally appeared PAUL MILLER known to me to be the PRESIDENT and ELIAS MILLER known to me to be the SECRETARY of the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and Official seal Anne L. Harris
Notary Public in and for said County and State
My commission expires 5-8-76

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES S.S.

On this 26 day of FEB. 1975, before me, the undersigned Notary Public in and for said County and State, personally appeared JAMES L. GERRARD known to me to be the SECRETARY and ALICE HAMMAR known to me to be the SECRETARY of Western Escrow Company, A California Corporation, As Trustee, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and Official seal Toni Sorenson
Notary Public in and for said County and State
My commission expires 4-1-77

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor in the State of California, and that this map consisting of 2 sheets correctly represents a survey made under my supervision during May 1974, and that all the monuments shown hereon actually exist and their positions are correctly shown or shall be in position not later than one year from recording date of this map. The monuments will be sufficient to enable the survey to be retraced; this survey is complete as shown.

Dated this 8th day of June 1974.
Russell J. Mullins
RUSSELL J. MULLINS L.S. 9712

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision shown is substantially the same as it appeared on the Tentative Map of Tract No. 5104, which was approved by the Riverside City Planning Commission at its meeting held on June 7, 1972, and any approved alterations thereof; that all of Chapter 126 (Subdivision Map Act) Statutes of California, 1943, and all of Title 10 of Riverside Municipal Code, and all amendments thereto have been complied with; and I am satisfied that this map is technically correct; that the easements, if any, for sewers and drainage facilities shown on said map are correct in form and contents and are approved; that the plans and specifications for drains, sewers and drainage works are sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved by me; and that all improvements have been completed in accordance with approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated this 7th day of MARCH 1975. JAMES F. MARTINEK R.C.E. 3134
Director of Public Works

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that any public utility easements shown are sufficient for all requirements of electric and water divisions of the Department of Public Utilities of the City of Riverside.

Dated this 6th day of March 1975. EVERETT C. ROSS
Director of Public Utilities

SIGNATURE OMISSIONS

In accordance with the provisions of Section 11907 (A) of the Business and Professions Code, the signatures of the following easement holders have been omitted since their interests cannot ripen into a fee title and said signatures are not required by the governing body: The City of Riverside as successor to an easement for utilities and incidents thereto, affecting all of Bixmill Tract, centerline not shown, granted to Southern California Edison Company by deed recorded September 7, 1949 as Instrument No. 930; The City of Riverside as successor to an easement for sewage system and incidents thereto, as granted to Arlington Utility Company, a corporation, by deed recorded March 25, 1955 as Instrument No. 21612; A perpetual easement and right of way for the construction, reconstruction, inspection, maintenance, operation and repair of a sanitary sewer, together with manholes, cleanouts, vye branches and other necessary appurtenances, as granted to the City of Riverside by deed recorded October 2, 1964 as Instrument No. 120238; An easement for utilities and incidents thereto, as granted to the City of Riverside, by deed recorded April 2, 1962 as Instrument No. 30094.

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated this 7 day of March 1975. H.E. BREWER
City Treasurer

CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of two (2) sheets be and the same is hereby accepted as the final map of TRACT No. 5104-1, and the streets are hereby accepted as public streets except Lots "A" and "B" which are accepted as "Barrier Strips" to deny access from adjoining private property to lots "E" and "F" and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk to the City of Riverside, State of California, and affix the Official Seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and the Council of the City of Riverside this 11th day of March 1975.

VIRGINIA J. STROHECKER
City Clerk of the City of Riverside
By Alice A. Hara

COUNTY TAX COLLECTOR'S CERTIFICATE

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State, County, Municipal or Local taxes and special assessments collected as taxes, except taxes or special assessments collected as taxes, now a lien, but not yet payable, which are estimated to be \$ 1,400.00.

Dated this 7th day of March 1975. DONNA BOUER BABCOCK
County Tax Collector

By Kenneth C. Nixon
Deputy

TAX BOND CERTIFICATE

I hereby certify that a tax bond in the sum of \$ 1,400.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or Local and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable. Said bond has been approved by said Board of Supervisors.

Dated this 18th day of MARCH 1975. DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk
Of the Board of Supervisors

By Angus Hughes
Deputy

SOIL REPORT

A preliminary soil report was prepared by G.H.J. Materials Lab., Inc. Oct 19, 1974, as required by the Health and Safety Code, Section 17953.

M.B. 82/19 Tr. 5104-1

M.B. 82/19

Tr. 5104-1

MR 82/19

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5104-1

BEING A SUBDIVISION OF A PORTION OF LOTS 12, 13 & K OF THE BIXMILL TRACT, ON FILE IN BOOK 16 OF MAPS, PAGES 28 THRU 30, AND A PORTION OF LOTS 7, 8, 9 AND 10 IN BLOCK 10, LOTS 16 AND 17 IN BLOCK 11, LOTS L & M OF THE RANDOLPH SUBDIVISION ON FILE IN BOOK 16 OF MAPS, PAGE 39, BOTH RECORDS OF RIVERSIDE COUNTY, CALIF.

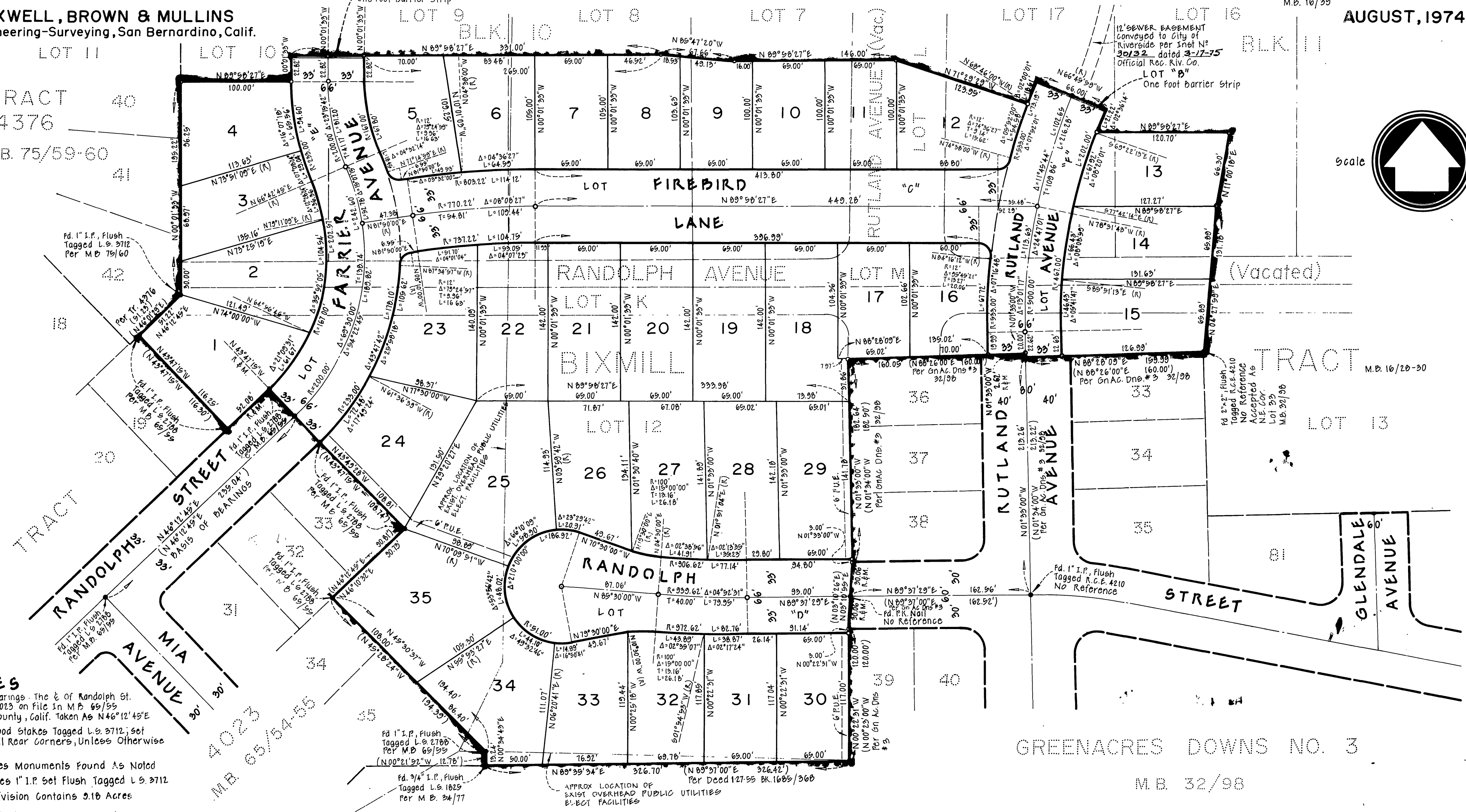
RANDOLPH

SUBDIVISION

MAXWELL, BROWN & MULLINS
Engineering-Surveying, San Bernardino, Calif.

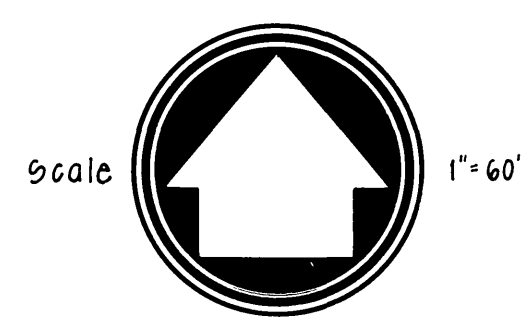
AUGUST, 1974

TRACT 40
M.B. 75/59-60



- NOTES**
1. Basis Of Bearings: The E of Randolph St. Per Tract 4023 on File in M.B. 69/55 Riverside County, Calif. Taken As N46°12'45"E
 2. 2"x2" Redwood Stakes Tagged L.S. 3712, Set flush At All Rear Corners, Unless Otherwise Shown.
 3. ● Indicates Monuments Found As Noted
 4. ○ Indicates 1" I.P. Set Flush Tagged L.S. 3712
 5. This Subdivision Contains 3.18 Acres
 6. () Indicates Record Per Tract 4023 Unless Noted Otherwise
 7. Brass Tacks And L.S. Tags No 3712, Set In The Top Of The Concrete Curb, On The Projection Of The Lot Lines And/Or On A Radial Bearing From Point Of Curvature Along The Street Side Of All Lots, Unless Otherwise Shown.
- Certificate of Correction: C.C.-6 Inst. No. 162204 Dec. 30, 1975

CITY OF RIVERSIDE HOLDS
NOTE: BLANKET EASEMENT (ELEC.)
OVER ENTIRE TRACT
AVIGATION EASEMENT PER
DEED RECORDED 3-7-75
AS INSTRUMENT No. 27053



M.B. 82/10
Tr. 5104-1

M.B. 82/10
Tr. 5104-1

MB 82/10